

**Beaver County
Planning & Zoning Commission
May 21, 2019
7:00p.m.**

Minutes

Attendance: Darrel Davis- Chairman, Walter Schofield, Kolby Blackner, Don Noyes, Karianne Jarvis, Bryan Graham, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator. Drew Coombs was not in attendance.

Visitors: Keith James, Billy Sorenson, Rowland Yardley, Paul Davis, Justin Stein, Tim Watson, Gilbert Yardley, Leslie Yardley and Scott Albrecht.

Called to Order at 7:00 p.m.

MINUTES:

Minutes from the April 16, 2019 meeting were reviewed. Don Noyes made a motion to approve the minutes. Bryan Graham seconded the motion. Kolby Blackner, Walter Schofield, Karianne Jarvis voted for, thus the motion passed unanimously.

REZONEMENT APPLICATION:

Chairman Davis opened the meeting to a public hearing. Gilbert Yardley & Leslie Yardley came before the board with an Application for an Amendment to the Zoning Map. Their initial desire was to rezone their property in Sec. 20, T29S, R7W from Agriculture 5 (A-5) to Residential Estates-1 (RE-1) to create conforming lots for single family dwellings. Mr. Yardley had previously given property to his children with the understand that they could build on it. Mr. Blackner told Mr. Yardley that in order to build, they would need to adhere to current Zoning Ordinances established in 1993. A zoning map of the area was reviewed. Everything surrounding the Yardley's property was zoned A-5 and the nearest RE-1 District was located in Greenville. Mr. Yardley then notified the board that they had decided to withdraw the application, as it would set a precedence and could turn the area into a big city which they would not want to do. Mr. Blackner provided some additional insight on zoning, division of agricultural property, and non-conforming lots. Kolby Blackner made a motion to close the public hearing. Don Noyes seconded the motion. Karianne Jarvis, Walter Schofield and Bryan Graham voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Keith James & Billy Sorenson came before the board seeking a Conditional Use Permit for a ground-mount solar project in Sec. 18, T29S, R7W in an Agriculture-20 Flat of Milford (A-20fm) District. All 2052 panels will be consolidated on the three-acre site and will provide power for all pumps on the farm, thus offsetting their electrical costs. The project is net metered for the anticipated use and has a life span of 25 years. This parcel was selected as it was closest to the sub-station and furthest from future potential developments. Board members and applicants reviewed the conditions on Mr. James' last solar permit. All were still applicable, with the exception of changing the applicant's name for the company name, James Farms Inc.

Bryan Graham made a motion to recommend the County Commission approve the CUP with the imposed conditions. Walter Schofield seconded the motion. Don Noyes, Karianne Jarvis, and Kolby Blackner voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Developers Rowland Yardley and Paul Davis, Engineer Tim Watson, and Architect Justin Stein came before the board seeking a Conditional Use Permit for a ground-mount solar project in Sec. 4, T30S, R7W in a Multi-Use (MU) District. Mr. Watson stated that this is a 5 megawatt, 20-acre project. They anticipate running the slaughter plant with 1MW, the Tropic Ice plant with 1MW, and selling the additional 3MW of power to another developer or entity. The non-reflective panels will be located just under a quarter of a mile from I-15. As solar panel costs have become much more affordable, it provides them the opportunity to combine this project with the beef processing plant to mitigate some of their costs. Board members and applicants reviewed the conditions that were imposed on the previous applicant. It was suggested that we specify/change the district in condition number nine, if need be.

Kolby Blackner made a motion to recommend the County Commission approve the CUP with the imposed conditions. Don Noyes seconded the motion. Walter Schofield, Karianne Jarvis, and Bryan Graham voted for, thus the motion passed unanimously.

WORK MEETING:

Mr. Blackner mentioned that the County Commissioners are feeling a responsibility to create a Utility Corridor that will eliminate chaos, while establishing future growth and development throughout the county. As there will already be three, large transmission lines running parallel, north and south through the county, just west of Milford, they would like to establish a corridor that runs east and west, starting west of Milford and running to the Millard County Line. The corridor would be a conduit for all utilities such as natural gas, water, electricity, petroleum, etc. The initially proposed location would start west of the existing transmission lines and run along Hwy 21. We will schedule this topic as a discussion item on our June Agenda. Mr. Blackner then gave the board members a challenge to read a section of the current ordinances and return with questions. Kolby Blackner accepted the challenge and brought up an ordinance for discussion/clarification. Additionally, he suggested that since we have new members on the board, we should schedule another ethics training. Attorney, Von Christiansen, was glad to provide the training, but as he will be out of town on the 18th, we moved the June meeting to the 25th. The board spent additional time discussing zoning & rezonement ordinances and the need for/reasons behind them.

Kolby Blackner made a motion to adjourn. Don Noyes seconded the motion. Walter Schofield, Bryan Graham and Karianne Jarvis voted for, thus the motion passed unanimously.

The meeting was concluded at 8:33 p.m.

Minutes approved on _____.

Darrel Davis - Chairman